

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, April 18, 2013 at 7:00 p.m. at the Schoonover Municipal Building with Mark Oney presiding.

Members present: Mark Oney, Bob Early, Wayne Bolt, Carrie Wetherbee and Parin Shah. Also in attendance, Planning Commission Solicitor Debbie Huffman, Esq., Township Engineer Fred Courtright, P.E., Township Secretary Michele Clewell, Township Supervisor Michael Dwyer, interested parties and citizens were also present.

Approval of the Minutes

Wayne Bolt made a motion to approve the March 21, 2013 minutes. Carrie Wetherbee seconded the motion.

Plan Submissions

Parking Lot Project for Fairway Villas – Christopher McDermott, P.E., of Reilly Engineering Inc. on behalf of HRP Corp. presented the proposed plan for submission.

The applicant is proposing seventy-seven (77) space parking lot for Fairway Villas to be namely Fairway Blvd/Route 209 intersection.

The pavement to be used is porous; however, gravel is also being discussed but would require a conditional use public hearing.

Fred Courtright provided a letter date April 17, 2013 recommending the planning commission accept the submittal.

Bob Early made a motion to accept the Parking Lot Project for Fairway Villas submittal. Wayne Bolt seconded the motion. Motion passed 5-0.

Plan Reviews and Unfinished Business

Monroe Pike Land LLC, CCP Phase 3 Section 5 PRD Plan – A letter was received from Charles Vogt, Esq., applicants attorney, dated April 15, 2013 granting an extension of time for the Board of Supervisors to render a decision on the plan until September 15, 2013.

Bob Early questioned the stormwater buffers. Chris McDermott stated that he and the applicant have gone through the ordinance and it is a judgment call if a variance is required.

Bob Early stated that he is not in favor of accepting the time extension.

Michael Dwyer stated that if the commission rejects the plan then it weakens the planning commission position, he appreciates their frustration but it closes the door on their comments.

Ray White assured the commission members that the North Association signed an agreement with Monroe-Pike Land, LLC with regard to phase 3, section 5; however they are waiting for Mr. Brown to sign the agreement as well.

Parin Shah made a motion to send a letter to the applicant granting a ninety (90) day extension and they must be present at the next meeting to provide an update or a recommendation of rejection could be given based on the current status of the plans. Bob Early seconded the motion.

Mark Oney stated that by passing this motion the planning commission is pulling the legs out from under Attorney Gaul.

Mark Oney reminded everyone that Attorney Gaul's email stated that he recommends accepting the letter of extension.

Parin Shah made a motion to withdraw the previous motion. Mark Oney seconded the motion. Motion passed 5-0.

Parin Shah made a motion to accept the letter of extension to September 15, 2013; however the applicant must come to the next monthly meeting in May in order for the planning commission to have time to act on the plan before September. Bob Early seconded the motion. Motion passed 5-0.

Continuing Education

Carrie Wetherbee stated that she could not log in using the URL provided in the email.

Other Business

Bob Early asked about the rock cut through for the bypass. Fred Courtright explained that that particular rock cutting is located in Smithfield Township.

Carrie Wetherbee stated that erecting a monument at the entrance of Middle Smithfield Township would be beneficial as there is a lot of confusion as to where our line ends and Smithfield Township starts.

Michael Dwyer announced that Litter & Beautification will be having the "1000 Feet of Street Cleanup and volunteers are needed.

There being no further business, Parin Shah made a motion to adjourn the meeting. Bob Early seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell,
Recording Secretary